

SOLE  
AGENT



## 2 Hazeldene

Grandes Maisons Road, St. Sampson, GY2 4JS

 x3  x1 **PERRYS 11E4 TRP 235**

- Semi-detached family home
- Three well-proportioned bedrooms
- Generous reception space
- Small basement providing storage
- Enclosed garden with block-built outbuilding
- Parking for up to three vehicles

**£625,000**

**LOCAL MARKET**

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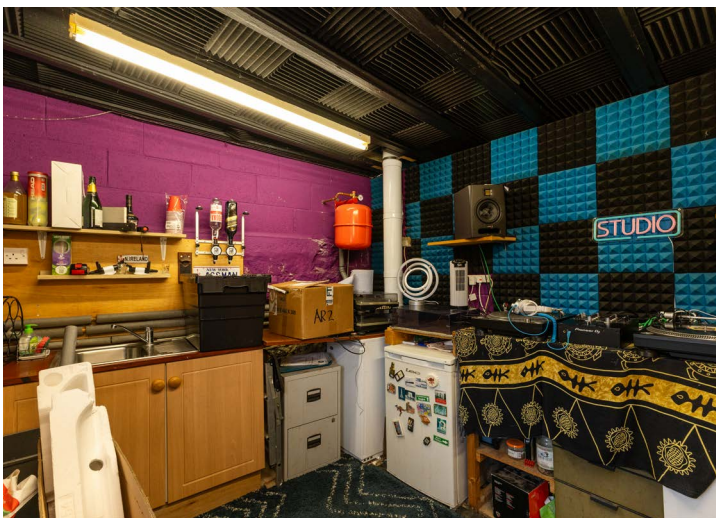


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## About 2 Hazeldene

2 Hazeldene is a semi-detached family home offering well-proportioned accommodation with generous living space, presenting an excellent opportunity for purchasers seeking a property with scope to modernise and add value. The accommodation comprises three bedrooms together with flexible living areas, complemented by a small basement providing useful storage. Externally, the property enjoys an enclosed garden, which incorporates a block-built outbuilding offering further storage or potential for ancillary use, subject to requirements. There is also parking available for up to three vehicles.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

23'7" x 5'5" (7.2m x 1.65m)

Understairs storage.

##### Cloakroom

4'7" x 1'10" (1.4m x 0.56m)

##### Sitting Room

15'1" x 10'7" (4.6m x 3.23m)

Bay window providing aspect to the front.

##### Dining Room

10'11" x 11'6" (max) (3.33m x 3.5m (max))

Vantage point out to the rear garden.

##### Kitchen

11'11" x 8'6" (3.63m x 2.6m)

Range of fitted wall and base units.

#### FIRST FLOOR

##### Half Landing

5'7" x 3' (1.7m x 0.91m)

##### Family Shower Room

7'11" x 8'4" (2.41m x 2.54m)

Fitted with a three piece suite with shower, wash hand basin and WC.

##### Landing

9'8" x 5'5" (2.95m x 1.65m)

Access to the loft which has roof light fitted.

##### Bedroom 1

11'9" x 11' (3.58m x 3.35m)

Window to the rear. Fitted wardrobes and cupboards.

##### Bedroom 2

12'2" x 8'4" (3.7m x 2.54m)

Aspect over the front.

##### Bedroom 3

8'2" x 8' (2.5m x 2.44m)

Aspect over the front.

#### OUTSIDE

##### Block Built Store

##### Room 1

9'5" x 9'4" (2.87m x 2.84m)

LEC fridge and the oil boiler for the property. Fitted base level storage cupboards.

##### Room 2

9'1" x 7'5" (2.77m x 2.26m)

Window providing aspect over the garden.

##### Rear

Patio with steps leading to a further patio. Basement store room. Good sized lawn area with mature hedging and shrubs. Side gate leading to the...

##### Front

Parking for three cars.

##### Appliances

Hotpoint oven, Hotpoint grill, Fridge and freezer, and dishwasher.

**TRP:** 150 + 65 (Basement) + 20 (Outbuilding)

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage.

**Construction:** Granite construction. uPVC double glazed windows and uPVC fascias and soffits.

**Price includes:** Carpets, curtains, light fittings and appliances as listed.



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